

Thursday, October 08, 2015  
3:49 PM

पावती

Original/Duplicate

नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 11146 दिनांक: 08/10/2015

गावाचे नाव: दहिसर

दस्तऐवजाचा अनुक्रमांक: बरल-5-10316-2015

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: विजयलक्ष्मी उल्हास महाले

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकूण:

रु. 30920.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे  
4:07 PM ह्या वेळेस मिळेल.

सह दु.नि.का.बोरीवली5

बाजार मूल्य: रु.4305100 /-

भरलेले मुद्रांक शुल्क : रु. 225400/-

मोबदला: रु.4507709/-

सह दु.नि.का.बोरीवली क्र. ५५  
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003585221201516M दिनांक: 14/09/2015

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 920/-

*W. Mahale*

BORIVALI - 5

Delivery Date: 08/10/2015





08/10/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

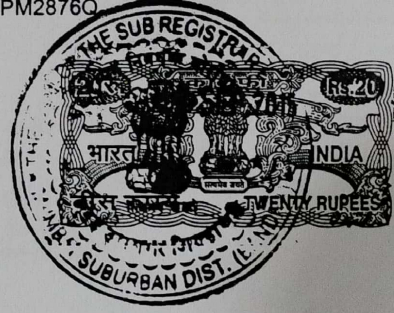
दस्त क्रमांक : 10316/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) दहिसर

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	4507709
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4305100
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: जी-3, माळा नं: ग्रींड फ्लोर, इमारतीचे नाव: श्री आदिनाथ टावर एच-विंग सीएचएस लीमीटेड, ब्लॉक नं: दहिसर, रोड नं: (( Survey Number : 227 ; C.T.S. Number : 2367 AND 2367/1 TO 4 ; )) इतर हक्क :
(5) क्षेत्रफळ	1) 38 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-गौरीशंकर पांडुरंग खोत वय:-59; पत्ता:-प्लॉट नं: जी-3, माळा नं: एच विंग , इमारतीचे नाव: श्री आदिनाथ टावर सीएचएस लीमीटेड , ब्लॉक नं: नियर नैसी कॉलनी बोरीवली ईस्ट , रोड नं: ,, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-ABKPK2173M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विजयलक्ष्मी उल्हास महाले वय:-60; पत्ता:-402/403, पार्श्व कुंज , -, विळे पार्ले ईस्ट, रोड मालविया , हनुमान रोड , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400057 पॅन नं:-AAOPM2876Q
(9) दस्तऐवज करून दिल्याचा दिनांक	08/10/2015
(10) दस्त नोंदणी केल्याचा दिनांक	08/10/2015
(11) अनुक्रमांक, खंड व पृष्ठ	10316/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	225400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



खरी प्रत

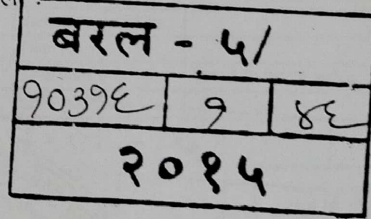
सह. दुय्यम निबंधक बोरीवली क्र. 5  
मुंबई उपनगर जिल्हा



# महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2015

1. दस्ताचा प्रकार :- विक्री वत अनुच्छेद क्रमांक \_\_\_\_\_
2. सादरकर्त्याचे नाव :- विजया लक्ष्मी उल्हास मळगि
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ली
4. गावाचे नाव :- दहीसर
5. नगरभूमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 2367
6. मूल्य दरविभाग (झोन) :- 89/416 उपविभाग \_\_\_\_\_
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक  
प्रति चौ मी.दर :- 104900
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 38 ~~97~~ कारपेट / बिल्ड/अप चौ.मीटर / फूट
9. कारपार्किंग :- \_\_\_\_\_ गच्ची :- \_\_\_\_\_ पोटमाळा :- \_\_\_\_\_
10. मजला क्रमांक :- तळमगळ उदवाहन सुविधा अर्हि / नाही
11. बांधकाम वर्ष :- 2007 घसारा :- 107
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- \_\_\_\_\_ ज्यान्दये दिलेली घट / वाढ
14. लिख अँड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :- \_\_\_\_\_  
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे :- \_\_\_\_\_  
3. कालावधी :- \_\_\_\_\_
15. निर्धारित केलेले बाजारमूल्य :- 43,05,100/-
16. दस्तामध्ये दर्शविलेली मोबदला :- 45,07,709/-



17. देय मुद्रांक शुल्क :- 2,25,400/- भरलेले मुद्रांक शुल्क :- 2,25,400/-
18. देय नोंदणी फी :- 30,000/-

लिपीक




सह दुय्यम निबंधक

File No. 16

CHALLAN

MTR Form Number-6

GRN	MH 00 3641753 201516M	BARCODE					Date	16/09/2015-10:24:10	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Non-Judicial Customer-Direct Payment			TAX ID (If Any)						
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5			PAN No.(If Applicable)	AAOPM2876Q					
Location	MUMBAI			Full Name	VIJAYLAXMI ULHAS MAHALE					
Year	2015-2016 One Time			Flat/Block no,	CTS NO 2367 AND 2367					
Account Head Details		Amount in Rs.		Premises/Bldg						
0030045501	Sale of NonJudicial Stamp		225400.00	Road/Street	38 SQ MTR CARPET					
				Area/Locality	DAHISAR MUMBAI					
				Town/City/District						
				PIN	4	0	0	0	6	8
				REMARKS	PAN2=ABKPK2173M--PN=GAURISHANKAR P.KHOT--CA=4507709					
				(If Any)	Make payment at any branch of STATE BANK OF INDIA Before 23/09/2015					
Total			225400.00							
Amount In Words	Two Lakh Twenty Five Thousand Four Hundred Rupees Only									
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	REF No.	CP28821353						
Cheque/DD No.			Date							
Name of Bank			Bank-Branch	STATE BANK OF INDIA						
Name of Branch			Scroll No. ,Date							

16 SEP 2015  
 OFFICIAL

Mobile No. : 9920338304



बरल - ५/		
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बरल - ५/		
१०३१६	६	८६
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SALE DEED

*Vijalaxmi Mahale*

*[Signature]*  
THIS SALE DEED is made at Mumbai on this 8<sup>th</sup> day of ~~September~~ October 2015 (the 'Deed')

**BETWEEN**

**MR Gaurishankar P. Khot, adult**, Indian Inhabitant, residing at Flat No. G-3, H Wing, Shree Adinath Towers H-Wing Co-Op Hsg. Society, Ltd. Near Nancy Colony Borivali East and hereinafter referred to as the '**Vendor**' (which expression shall unless the same be repugnant to the context or meaning thereof be deemed to mean and include himself and his legal heirs, executors, administrators, representatives and assigns) of the **One Part**;

**AND**

(1) **MRS Vijyalaxmi Ulhas Mahale, adult**, Indian Inhabitant, residing at 402, Parshwaku Malvia Road Vileparle (E), Mumbai - 400057 and hereinafter referred to as the '**Purchaser**' (which expression shall unless the same be repugnant to the context or meaning thereof be deemed to mean and include themselves and their respective legal heirs, executors, administrators, representatives and assigns) of the **Other Part**.

'Vendor' and 'Purchaser' are hereinafter collectively referred to as the '**Parties**' and individually as the '**Party**'.

*Vijalaxmi Mahale*

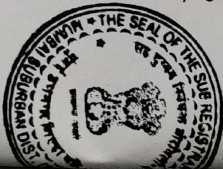
*G.P.K.*

**WHEREAS**

a. Vide an Agreement of Sale dated 13<sup>th</sup> August 2009 Bearing

Registration No. ~~11-7478/2009~~ **BADAR 11-7478/2009** Agreement Of Sale executed between M/s Vardaan Construction CO. Partnership Firm (Developer) and the Vendor (herein as the Purchaser thereof), the Vendor has purchased and acquired on ownership basis the flat bearing No. G-3 admeasuring 38 Sq Mtr Carpet on the ground floor as specifically demarcated and delineated in Red colour on the copy of the Floor Plan annexed hereto as an **Annexure I** of 'Wing H' in a building known as "Adinath Tower" as specifically demarcated and delineated in **Green** colour on the copy of the Sanction Layout Plan annexed hereto as an **Annexure II (Building)** belonging to the Shree Adinath Towers H-Wing Co-op. Housing Society Limited, registered under Co-operative Housing Societies Act, 1961 under Registration No. MUM/WR/HSG/TC/14517/2009 - 10 Dt. 29/07/2009 ('Society') standing on piece of parcel of freehold land bearing Survey No 227, Hissa No-4-A having corresponding CTS Nos. 2367 and 2367/1 to 4 admeasuring 3 acres 7 gunthas equivalent 11,964.07 Sq mtr. situated at Village Dahisar, Taluka Borivali in the registration district and sub-district of Mumbai City and Mumbai Suburban or thereabouts thereon as more particularly described in **Schedule I** herein and specifically demarcated and delineated in **Pink** colour on the copy of the Layout of the Land annexed hereto as an **Annexure II (Land)** hereinafter referred to as the 'Flat' alongwith Five (5) fully paid up Shares of face value of Rs. 50/- (Rupees Fifty Only) each of the aggregate value of Rs. 250/- (Rupees Two Hundred And Fifty Only) bearing distinctive Nos. 171 to 175 (both inclusive) issued by the Society ('Shares') under Share Certificate No. 35 ('Share Certificate') recording the ownership of the Flat and herein after collectively referred as the 'Premises' more particularly described in the **Schedule II** herein.

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प्राप्त -	2094



b. The Vendor has represented that the possession of the Premises has been handed over by the Developer to the Vendor.

c. The Vendor has represented that the Premises can be occupied and used for residential purposes as per Occupation Certificate dated 19/12/2007 issued in respect of H Wing of the Shree Adinath Tower Building i.e. the Building (**Occupation Certificate**).

d. The Vendor has further represented that the Vendor is a registered member under the Registration No. 35 and holder of the Shares under the Share Certificate (as defined in **Recital A** herein) issued by the Society.



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प्राप्त -	2094

e. The Vendor has further represented that the Vendor had availed of a loan facility from The C. K. P. Co - operative Bank Ltd. (hereinafter referred to as the "Bank") by creating a charge on the Premises (**"Mortgage"**) and has repaid the entire loan amount and has obtained a release letter dated 10-06-2015 from The C. K. P. Co - operative Bank Ltd. (hereinafter referred to as the "Bank") certifying that all dues payable under the loan account of the Vendor has been fully paid and there is now nothing due and payable under the aforesaid loan account and the Premises have been released from the charge of The C. K. P. Co - operative Bank Ltd and no objection for the sale and transfer of the Premises by the Vendor in favour of the Purchaser (**"Release Letter"**). Copy of the Release Letter is hereto annexed as **Annexure III** to this Agreement.

f. The Vendor has further represented and undertaken that the Vendor has obtain from The C. K. P. Co - operative Bank Ltd all the original title documents relating to the Premises including the Agreement Of Sale, the Share

*W.M. Made*  
G.P.V.

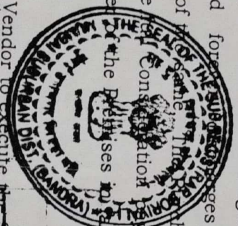
*W.M. Made*  
G.P.V.

Certificate, receipts of entire payment made to the Developer towards the purchase of the Premises from the Developer, the Release Letter, the Society Permission and shall handover the same to the Purchaser simultaneous on the execution of this document.

8. The Parties have entered into an oral understanding wherein the Vendor has agreed to sell and transfer the Premises in favour of the Purchaser for a consideration of Rs. 45,07,709/- (Rupees Fourty Five lakhs, Seven Thousand, Seven Hundred and Nine Rupees Only) (Consideration) whereof the Purchaser has paid Rs. 45,07,709/- (Rupees Fourty Five lakhs Seven Thousand Seven Hundred and Nine Rupees Only) in following manner, a sum of Rs.20,17,000/- (Rupees Twenty Lakhs, Seventeen Thousand Only), vide Demand Draft of Corporation Bank, Vileparle (E) Branch bearing no.678630 Dated 05/06/2015, as per vendor instruction and on his behalf to, The C. K. P. Co - operative Bank Ltd towards above referred, release of mortgage. and Sum of Rupees 24,90,709/- (Twenty Four Lakhs Ninety Thousand Seven Hundred and Nine Rupees Only) paid to vendor by Cheque No 380208 of Corporation Bank, Vileparle (E) Branch, of the receipt whereof the Vendor hereby agrees and acknowledges and forever acquits, releases and forgoes all mortgages the Purchaser from and every part of the Premises. The Purchaser has thus paid to the Vendor the entire Consideration payable in respect of the sale and transfer of the Premises to the Purchaser.

h. The Purchaser has requested the Vendor to execute the Sale Deed in respect of the Premises in favour of the Purchaser which the Vendor has agreed to do by these presents.

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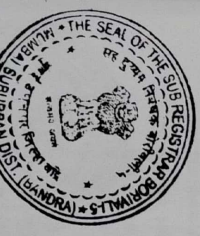
NOW THEREFORE, THIS DEED WITNESSTH AND IT HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

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G.P.V.

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2. In pursuance of the full and final Consideration paid by the Purchaser to the Vendor, the Vendor hereby absolutely, unequivocally and irrevocably sells, transfers and assigns to the Purchaser all his right, title and interest in the Premises with the right to uninterruptedly and peacefully use, occupy and possess the Premises at a full and final Consideration of Rs. 45,07,709/- (Rupees Fourty Five lakhs Seven Thousand Seven Hundred and Nine Rupees Only) which has been paid in the manner set out below:



(i) the Consideration/ Full Payment has been paid by the Purchaser to the Vendor in the manner set out in **Recital G;** and Vendor hereby admit and forever acquit release and forever discharge the Purchaser from the same and every part thereof, collectively being the full and final Consideration payable by the Purchaser to the Vendor in respect of the Premises herein. The Receipt of the Consideration is annexed herewith as **Annexure IV.**

3. The Society has vide its no objection certificate dated 31 /08/2015(**No objection Certificate**) granted its consent for the sale and transfer of the Premises in favour of the Purchaser. The No objection Certificate is annexed as **Annexure V** to the Deed herein.

बतल - ४/	9039६	९०	४६
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4. The Vendor hereby represents, warrants and undertakes as follows:  
That the Vendor has a clear valid legal and marketable title to the Premises and is absolutely seized and possessed of and well and sufficiently entitled to the Premises with the right to own, use, occupy and possess the Premises free from all encumbrances, charges, mortgages, litigations, attachments and claims etc. of any nature whatsoever. The Vendor has

Vidhale

G.P.V.

२१०५



further assured and represented that the Vendor has not transferred, sold, hypothecated or created any third party rights of any nature whatsoever in the Premises, nor created any lease, license, tenancy, charge, encumbrance, mortgage, lien or third party rights of any nature whatsoever in respect of the Premises. The Vendor has further represented that there are no facts and/or circumstances which shall in any manner adversely impact the title, rights and/or interests being transferred by the Vendor in favour of the Purchaser in respect of the Premises and except the Vendor no other person or persons have any right, title, interest, claim or demand of any nature whatsoever unto or upon the Premises.



The Vendor has full power and absolute authority to transfer all his right, title and interest in the Premises in favour of the Purchaser and there are no facts and/or circumstances which shall in any manner adversely impact the title, rights and/or interests transferred by the Vendor in favour of the Purchaser in respect of the Premises.

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(c) The Vendor had availed of a loan facility from The C. K. P. Co - operative Bank Ltd against the mortgage of the Premises. The Vendor has represented that he has paid the entire loan alongwith the interest and other dues of the person and there are no outstanding / dues of any nature whatsoever payable to The C. K. P. Co - operative Bank Ltd and Bank has vide its release letter dated 10/06/2015 (**Release Letter**) certified that all dues payable under the loan account of the Vendor has been fully paid and there is now nothing due and payable under the aforesaid loan account and the Premises have been released from the charge of The C. K. P. Co - operative Bank Ltd and Bank has no objection for the sale and transfer of the Premises by

*W. K. K.*

*W. K. K.*

The Vendor in favour of the Purchaser. The Release Letter is annexed as **Annexure VI** to this Deed.

(d) That neither the Vendor nor any one on his behalf has committed or omitted any act, deed, matter or thing whereby their holding of the Shares and incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the Premises and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner whatsoever or whereby the Premises may become liable to attachment and/or sale whether by a decree or order of the competent Court or otherwise.



(e) The Vendor agrees, confirms and records that the Vendor has not entered into any agreement or arrangement of any nature whatsoever in respect of the Premises with any party or person. It is however agreed that if any encumbrances of any nature are found to be existing, the same shall be paid, discharged and cleared by the Vendor at his own cost, charge and expense.

बतल - 4/	90393	92	85
	2084		

(f) That the Purchaser shall on completion of the transfer of the Premises as contemplated herein be entitled to peacefully and quietly hold, own and possess the Premises and all incidental rights thereto including the right to enter upon and remain in sole occupation and enjoyment of the Premises without any interference, disturbance, interruption, claim or demand whatsoever from any person or person lawfully and equitably claiming by, from, through, under or in trust for the Vendor.

(g) The Vendor declares that the Vendor has duly complied with, observed and performed all the rules, regulations and bye-laws of the Society and the Vendor

*W. K. K.*

*W. K. K.*

has neither received any notice from the Society for or in relation to any breach of any of the rules, regulations and bye-laws of the Society nor are there any actions or proceedings pending against the Vendor instituted by the Society or any member of the Society in respect of the Premises including any notice or action for expulsion or termination of the membership of the Vendor in the Society.

(h) That the Vendor has not received any notice for acquisition or requisition of the Premises.

(i) That the Vendor has made out a marketable title to the Premises free from all encumbrances, doubts and claims and shall at his own cost and expense get all outstanding debts cleared and also clear all defects in the title including all encumbrances and claims which may be by way of sale, exchange, mortgage, gift, trust, lease, licence, possession lease, license, tenancy, lien, easement or otherwise.



(j) The Vendor declares that the Vendor has duly paid and discharged in full all the dues and liabilities in respect of the Premises including all municipal outgoings, taxes, rates, maintenance, society charges etc. payable to the Society / any other government / local / municipal or any other authority, statutory or otherwise till the date hereof.

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The Vendor further undertakes that he shall from time to time and at all times hereafter, at the request and cost of the Purchaser herein, do and execute all documents, deeds and writings whatsoever and do all such acts, deeds, matter and things as may be necessary for better and more perfectly transferring the right, title, interest and benefit of the Vendor in the

*W. Mahale*

*Se.P.K.*

Premises and every part thereof to the exclusive use and benefit of the Purchaser as aforesaid.

(l) The Vendor further undertakes that he shall give notice to all authorities for the change in his permanent place of residence in all legal, statutory and billing records.

(m) That apart from the Consideration paid by the Purchaser to the Vendor above, no other payments of any nature whatsoever is due and payable by the Purchaser to the Vendor in respect of the Premises herein.



5. The Vendor hereby irrevocably and unequivocally agrees and undertakes to keep harmless and fully indemnified the Purchaser and their respective heirs, executors, administrators, representatives and assigns, absolutely and unconditionally, from and against any and all demands, dues, claims, actions, suits, proceedings, costs (including legal cost), charges and expenses, losses, damages, compensation, penalties and liabilities suffered or incurred by the Lessee whatsoever and howsoever as a result of any action, order, claim, demand, judgement brought and/or passed by any statutory and/or governmental authority, courts, tribunals, co-operative society and/or any third party pursuant to an order and/or judgement passed by governmental and /or regulatory and/or courts and/or tribunals and/or local authorities in favour of such party due to or on account of any defect in the title of the party to the Premises and/or breach of the representations, warranties and declarations of the Vendor under this Deed and the deed of indemnity of even date executed between the Parties (**Deed of Indemnity**) and/or legal and regulatory compliances pertaining to the Premises for the period prior to the date hereof and/or any claim / demand of any nature whatsoever made by the Bank.

बस - ५/	
१०३९३	१९८४
२०१५	

*W. Mahale*

*Se.P.K.*



**SCHEDULE II**  
(Description Of The Premises)

Flat bearing No. G-3 admeasuring 38 Sq mtr Carpet on the ground Floor of Wing H in a Building known as 'Adinath Tower' belonging to Shree Adinath Tower H wing Co-op. Housing Society Limited, standing on piece of parcel of freehold land bearing Survey No 227, Hissa No-4-A having corresponding CTS Nos. 2367 and 2367/1 to 4 situate at Village Dahisar, Taluka Borivali in Mumbai suburban District, or thereabouts thereon alongwith Five (5) fully paid up shares of face value of Rs. 50/- (Rupees Fifty Only) each of the aggregate value of Rs. 250/- (Rupees Two Hundred And Fifty Only) bearing distinctive Nos. 171 to 175 (both inclusive) issued by the Society under Share Certificate No. 35 ~~alongwith rights in~~ ~~the~~ ~~premises~~ ~~referred to in the documents.~~

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS 8<sup>th</sup> DAY OF SEPTEMBER 2015.**

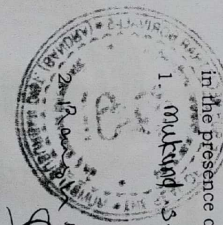
SIGNED AND DELIVERED BY the withinnamed **VENDOR**  
**MR. Gaurishankar Pandurang Khot**  
Pan Card No: ABKPK2173M

in the presence of  
1. **Mulund S. Sabre**

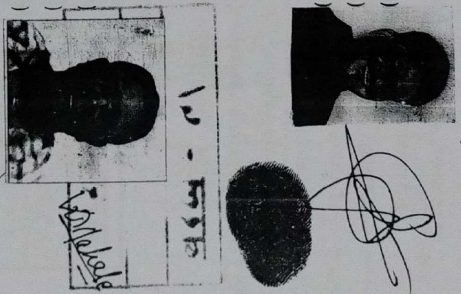
2. **Ramesh V. Sawinolk**

SIGNED AND DELIVERED BY the withinnamed **PURCHASER**  
**MRS Vijayalaxmi Ulhas Mahale**  
Pan Card No: AAOPM2876Q

in the presence of  
1. **Mulund S. Sabre**



*M. S. Sawinolk*



बल - ५/		
१०३९६	१५	४६
२०१५		



*M. Mahale*

6. The Vendor has, simultaneously with the execution of the Deed, signed and executed the necessary share transfer forms in respect of the transfer of the Shares of the Society in favour of the Purchaser. The Vendor shall also transfer in favour of the Purchaser the amounts standing to his credit in the deposits, if any, or the sinking fund maintained by the Society and for that purpose, the Vendor shall sign and execute all necessary forms, applications and other assurances as may be necessary or as may be determined or required by the Society.

7. The Vendor has before the execution hereof delivered to the Purchaser all the original title documents relating to the Premises and as listed in **Schedule III** to this Deed.

8. The transfer charges /donations/other charges etc. of the Society for the transfer of the Premises in favour of the Purchaser shall be borne and paid by both the Parties equally.

9. The Recitals, Schedules and Annexures to this Deed form an integral part of this Deed.

बल - ५/		
१०३९६	१५	४६
२०१५		

**SCHEDULE I**  
(Description Of The Land)



All that piece and parcel of the land bearing Survey No 227, Hissa No-4-A having corresponding CTS Nos. 2367 and 2367/1 to 4 admeasuring 3 acres 7 ghunthas equivalent 11,944.07 Sq mtr. situated at Village Dahisar, Taluka Borivali in the registration district and sub-district of Mumbai City and Mumbai Suburban and bounded as

*M. Mahale*

EXTRACT FROM THE PROPERTY REGISTRY CARD

City Survey No. Taluka: Borivli. District: Bombay Suburban

PARTICULARS OF ASSESSMENT & WHEN RENT PAID TO GOVERNMENT & WHEN DUE FOR REVISION.

CITY SURVEY	AREA	TENDRE	ASSESSMENTS
239-04	11.00	-	-
<p>Holder in 1969 origin of the title so far as traced.</p> <p>LESSEE</p>			
<p>Other Encumbrances</p>			
<p>Other Remarks</p>			
DATE	DESCRIPTION	VOL. NO.	NEW HOLDER (H) LESSEE (L) OR ENCUMBRANCES (E)
23-9-69	...	...	...

बतल - ५/  
9039९ 9८ ४९  
२०१५



बतल - ११/  
२००९

RECEIPT CLAUSE

RECEIVED Rs. 45,07,709/- (Rupees Fourty Five lakhs Seven Thousand Seven Hundred and Nine rupees Only) (Consideration) from the Purchaser, in following manner:

A sum of Rs.20,17,000/- (Rupees Twenty Lakhs, Seventeen Thousand Only), vide Demand Draft of Corporation Bank, Vileparle (E) Branch, bearing no.678630 Dated 05/06/2015, paid on my behalf and upon my instruction to, The C. K. P. Co - operative Bank Ltd, of the receipt whereof the I/Vendor hereby agrees and acknowledges and forever acquits, releases and forever discharges the Purchaser from and every part of the same, and Sum of Rupees 24,90,709/- Twenty Four Lakhs Ninety Thousand Seven Hundred and Nine Rupees Only paid to me /vendor by Cheque No 380208 of Corporation Bank, Vileparle (E) Branch, of the receipt whereof the I/Vendor hereby agrees and acknowledges above referred payments and forever acquits, releases and forever discharges the Purchaser from and every part of the same. The Purchaser has paid to Me/ Vendor the full Consideration Rs. 45,07,709/- (Rupees Fourty Five lakhs Seven Thousand Seven Hundred and Nine rupees Only) payable in respect of the sale and transfer of the Premises in terms of this Deed, towards the Consideration

I SAY RECEIVED  
45,07,709/- (Rupees Fourty Five lakhs Seven Thousand and Nine Rupees Only)

Handwritten signature

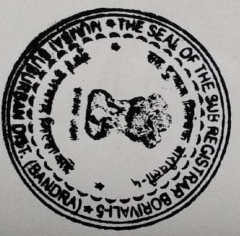
MR. Gaurishankar Pandurang Khot

WITNESSES:

1. Mukund S. Sabne

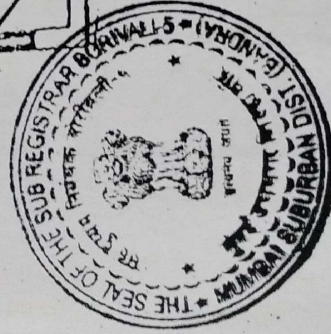
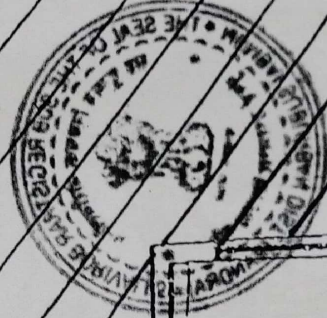
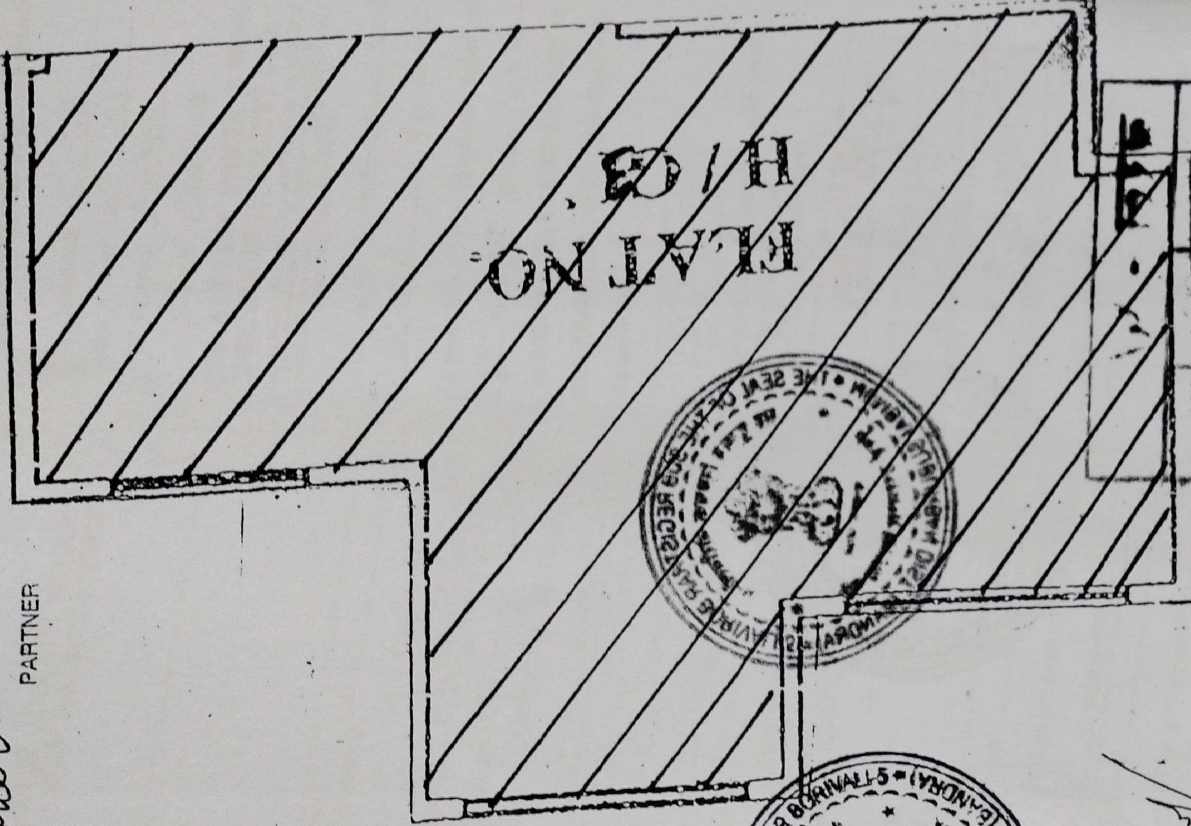
Handwritten signature

Handwritten signature and date 23/9/09



FOR VARDHAN CONSTRUCTION CO.

*Pradip*  
PARTNER



*Pradip*

5001



WING - H

REG-PP / 23-28 / 0000590  
2008

38	20	83
14-11-2008		
4804		

OFFICE OF THE  
EX. ENG. BLDG. PROPOSAL & R. WARD  
Dr. Babasaheb Ambedkar Market UDC,  
Borivali (West), Mumbai-400 042.

**BRIHANMUMBAI MAHANAGARPALIKA**  
NO.CHE/5916/BP (WS)/AR

PART OCCUPATION

19 DEC 2007

To,

M/s. Vardhan Construction Co.,  
Owner.

Subject: Permission to occupy the completed Wing 'C',  
Wing 'D' and Gr. floor shopping in Wings E,  
F, G & H of bldg. No.1 on plot bearing C.T.S.  
No.2367, 2367/1 & 2 of Village Dahisar situated  
at Borivali (East), Mumbai.

Reference: Your Arch's letter dated 28.03.2007.

Sir,

The development work of Wing 'C' (Pt) Gr. + (Pt.) Stilt + 8 upper floors,  
Wing 'D' Gr. + 8 upper floors and Ground floor shopping in Wing E, F, G & H of  
building No. 1 on plot bearing C.T.S. No. 2367, 2367/1 & 2 of Village Dahisar  
situated at Borivali (East), Mumbai is completed under the supervision of Shri  
Kamlesh Kothari, Licenced Surveyor having Lic. No. K/165, Shri P.H.Jain,  
Licenced Structural Engineer, having licence No.SIR/J/17 and site supervisor  
Shri Dattarani N. Shinde having Lic. No. S/160/SS-I, may be occupied on the  
following conditions:

1. That the certificates U/s 270-A of B.M.C.Act shall be obtained from  
A.E.W./R/Central and a certified copy of the same shall be submitted to  
this office.
2. That all the balance terms and conditions of the approved layout/sub-  
division /amaigamation & I.O.D. shall be complied with.
3. That all the intimation of disapproval objections including B.C.C. Refusal  
conditions and notes should be duly complied with.
4. That all the remaining work should be completed within one year hereof.
5. That the certificate for transfer of ownership of the plot as per the  
set off plan shall be submitted before B.C.C.



The set off plan duly checked is returned herewith in token of approval.

Yours faithfully,

Ex. Engineer, Bldg. Proposal  
(Western Suburbs) 'R' Wards.

W - 1775		
बाल - 4/		
9039E	28	8E
2024		

# SHREE ADINATH TOWER - H WING CO-OP. HSG. SOCIETY LTD.

Sant Dnyaneshwar Road, Borivall (East), Mumbai - 400 066.

Ref. No. : \_\_\_\_\_

Date \_\_\_\_\_

14<sup>th</sup> Apr-2015

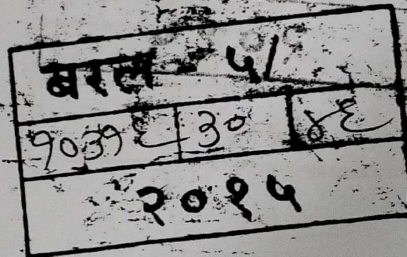
TO WHOM SO EVER IT MAY CONCERN

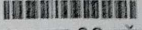
This is to inform, that we have agreed to transfer Flat No.03 on Ground floor of Mr. Gaurishankar Pandurang Khot having share certificate no 35 & Dist.no from 17/ to 175 in the building called Adinath Tower, H Wing co-op Housing Society, Situated at Sant Dyaneshwar Marg, opp S.T. Depot, Borivali East Mumbai-66,



*[Handwritten signature]*

Authorized Signatory.





गुरुवार, 08 ऑक्टोबर 2015 3:49 म.नं.

दस्त गोषवारा भाग-1

वरल-5

दस्त क्रमांक: 10316/2015

दस्त क्रमांक: वरल-5 /10316/2015

बाजार मूल्य: रु. 43,05,100/- मोबदला: रु. 45,07,709/-

भरलेले मुद्रांक शुल्क: रु.2,25,400/-

दु. नि. सह. दु. नि. वरल-5 यांचे कार्यालयात

अ. क्र. 10316 वर दि.08-10-2015

रोजी 3:46 म.नं. वा. हजर केला.

पावती:11146

पावती दिनांक: 08/10/2015

सादरकरणाराचे नाव: विजयलक्ष्मी उल्हास महाले

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकुण: 30920.00

दस्त हजर करणाऱ्याची सही:

सह दु. नि. कौ. वारीवली 5

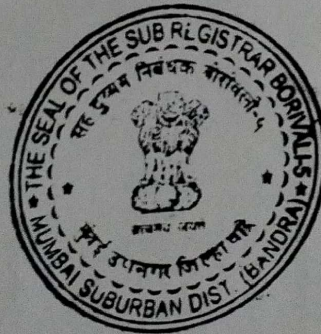
सह दु. नि. कौ. वारीवली 5

दस्ताचा प्रकार: सेल डीड

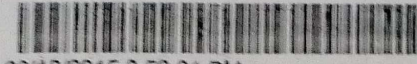
मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशा ॥विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 08 / 10 / 2015 03 : 46 : 16 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 08 / 10 / 2015 03 : 47 : 56 PM ची वेळ: (फी)







08/10/2015 3:52:01 PM

दस्त मोघबारा भाग-2

धरल-5

दस्त क्रमांक:10316/2015

दस्त क्रमांक : धरल-5/10316/2015

दस्ताचा प्रकार :- सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: विजयसध्मी उल्हास महाले पत्ता: 402/403, पार्श्व कुज, -, विले पार्ले ईस्ट, रोड मालविचा, हनुमान रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर: AAOPM2876Q	लिहून देणार वय :- 60 स्वाक्षरी- <i>W. Mahale</i>		
2	नाव: गौरीशंकर पांडुरंग खोत पत्ता: प्लॉट नं: जी-3, माळा नं: एच विंग, इमारतीचे नाव: श्री आदिनाथ टावर सीएचएस लीमीटेड, ब्लॉक नं: नियर नैसी कॉलनी बोरीवली ईस्ट, रोड नं: .. महाराष्ट्र, मुम्बई. पिन नंबर: ABKPK2173M	लिहून देणार वय :- 59 स्वाक्षरी- <i>[Signature]</i>		

बरील दस्तऐवज करून देणार तथाकथित सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ: 08 / 10 / 2015 03 : 49 : 13 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मुकुंद सखाराम साबणे वय: 40 पत्ता: रूम नं 1 साईराज चावल सुभाष रोड कुंभारखण पाडा डोंबिवली वॅस्ट कल्याण ठाणे पिन कोड: 421202	स्वाक्षरी <i>[Signature]</i>		
2	नाव: रमेश विष्णू शिरोडकर वय: 46 पत्ता: 47 मधू पाटील निवास कोपर क्रॉस रोड शास्त्री नागर नियर शिवसेना ऑफिस डोंबिवली वेस्ट कल्याण ठाणे विष्णूनगर पिन कोड: 421202	स्वाक्षरी <i>[Signature]</i>		

शिक्का क्र.4 ची वेळ: 08 / 10 / 2015 03 : 49 : 58 PM

शिक्का क्र.5 ची वेळ: 08 / 10 / 2015 03 : 50 : 24 PM नोंदणी पुस्तक 1 मध्ये

सह दु.नि.का. बोरीवली 5

EPayment Details.

sr.	Epayment Number
1	MH003641753201516M
2	MH003585221201516M

Defacement Number  
0002486767201516  
0002486769201516

10316 / 2015

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